150.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,800 / 727,800
					USE VALUE:	727,800 / 727,800
					ASSESSED:	727,800 / 727,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEVERE EDWY
Owner 2:	
Owner 3:	
Street 1:	20 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAPPAS CHARLES & NANCY -
Owner 2:	-
Street 1:	20 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1898 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	271,400	400	456,000	727,800
Total Card	0.115	271,400	400	456,000	727,800
Total Parcel	0.115	271,400	400	456,000	727,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.46 | /Parcel: 383.4

Legal Description

User Acct 99663

GIS Ref

GIS Ref

Insp Date 05/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0008-0003.0

!11805!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,400	400	5,000.	456,000	727,800	727,800	Year End Roll	12/18/2019
2019	101	FV	215,000	500	5,000.	427,500	643,000	643,000	Year End Roll	1/3/2019
2018	101	FV	215,000	900	5,000.	353,400	569,300	569,300	Year End Roll	12/20/2017
2017	101	FV	215,000	900	5,000.	324,900	540,800	540,800	Year End Roll	1/3/2017
2016	101	FV	215,000	900	5,000.	296,400	512,300	512,300	Year End	1/4/2016
2015	101	FV	209,700	900	5,000.	290,700	501,300	501,300	Year End Roll	12/11/2014
2014	101	FV	238,000	900	5,000.	270,200	509,100	509,100	Year End Roll	12/16/2013
2013	101	FV	238,000	900	5,000.	257,100	496,000	496,000		12/13/2012

PRINT

Date	Time
12/11/20	01:56:24

LAST REV

Date	Time
06/12/18	10:28:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11805

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPPAS CHARLES	63649-57		5/22/2014		485,000	No	No		
PAPPAS NANCY,	63342-306		3/6/2014	Convenience	1	No	No		
	21039-432		3/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	99663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2007	529	New Wind	10,341	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Meas/Inspect	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj $ / SQ:	163.705
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393392
Depreciation:	121952
Depreciated Total:	271440

COMMENTS

SOMETHING IN THE BACK OF HOUSE, MAYBE HUGE FISH POOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

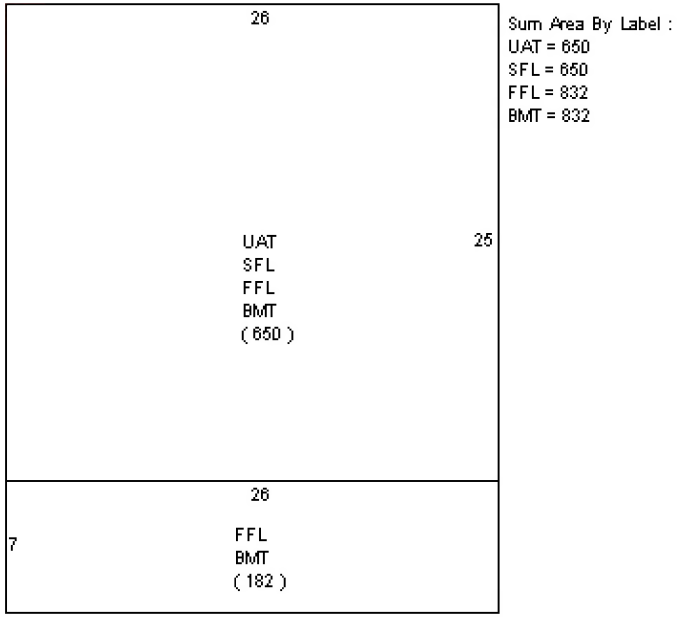
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.70
Special Features:	0	Val/Su Net:	109.57
Final Total:	271400	Val/Su SzAd	183.13

SKETCH



Sum Area By Label :
UAT = 650
SFL = 650
FFL = 832
BMT = 832

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	65.070	54,140
FFL	First Floor	832	163.700	136,202
SFL	Second Floor	650	163.700	106,408
UAT	Upper Attic	163	65.480	10,641

Net Sketched Area:	2,477		Total:	307,391	
Size Ad	1482	Gross Are	2964	FinArea	1898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X12	F	FR	1980	7.27	T	39	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400